



regs@erca.org

P.519.776.5209

F.519.776.8688

360 Fairview Avenue West  
Suite 311, Essex, ON N8M 1Y6

April 20, 2018

Mr. Robert Brown, Manager of Planning & Development Services  
The Corporation of the Town of Kingsville  
2021 Division Road North  
Kingsville ON N9Y 2Y9

Dear Mr. Brown:

RE: Zoning By-Law Amendment ZBA-09-18  
1000 COUNTY RD 34  
ARN 371142000000501; PIN: 751490156  
Applicant: Giovanni & Franca Vespa

The following is provided for your information and consideration as a result of our review of Zoning By-Law Amendment ZBA-09-18. We understand that the purpose of this application is for a zoning amendment that will permit the added use of "medical marihuana facility" to the subject property, in which the added use will be undertaken within the existing greenhouse facility.

#### **NATURAL HAZARD POLICIES OF THE PPS, 2014**

The above noted lands are subject to our Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulations under the *Conservation Authorities Act*, (Ontario Regulation No. 158/06). The subject parcel falls within the regulated area of the Orton Drain. The property owner will be required to obtain a Permit and/or Clearance from the Essex Region Conservation Authority prior to any construction or site alteration or other activities affected by the regulations.

#### **WATER RESOURCES MANAGEMENT**

We acknowledge that the purpose of the subject application is to add the additional use of "medical marihuana production" to the subject property. As the property is already being utilized for greenhouse operations, and that the new use would be contained within the existing structure, we would have no objections to this proposed additional use. It is also our understanding that this property is subject to a site plan control agreement, and that any future changes would require an amendment to the agreement. We therefore ask to be included in the circulation of any proposed amendments to the original SPC agreement.

#### **NATURAL HERITAGE POLICIES OF THE PPS 2014**

The existing greenhouse facility is not adjacent to (within 120 metres) any natural heritage feature that may meet the criteria for



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significance under the Provincial Policy Statement (PPS 2014). Based on our review, we have no objection to the application with respect to natural heritage policies.

**FINAL RECOMMENDATION**

We have no objection to the proposed Zoning By-law amendment.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corinne', with a large, flowing loop at the end.

Corinne Chiasson  
*Resource Planner*  
/cor